

PLANNING & DEVELOPMENT SERVICES NEWSLETTER

NOVEMBER
2013



Building a Better Community with You

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PLANNER ON CALL FREQUENTLY ASKED QUESTIONS

The Planner on Call system helps over 1,800 people a year that call, email, or come into the P&DS office with questions related to planning and development. This section highlights some of the more common questions. If you have questions for the Planner on Call, please contact us at 979-764-3858 or POC@cstx.gov.

Q: In the Suburban Commercial zoning district, are there any building height requirements?

A: Yes, in all non-residential zoning districts, all portions of a non-residential structure must be twice the distance from any single-family or townhome property as the structure is in height. For example, if the structure is 50 feet tall it must be located at least 100 feet from the property line of a single-family or townhome use.

In SC Suburban Commercial, there are additional height limitations given the proximity to residential areas. All buildings in Suburban Commercial cannot exceed two stories, with a maximum eave height of 24 feet and an overall height of 35 feet. When a building is located within 50 feet of a single-family property line, the building must be one story and the eave height cannot exceed 12 feet.

For more information on height requirements in the SC Suburban Commercial district or any other zoning district, please contact the Planner-On-Call.

TRACKING THE NUMBERS

New Single-Family Homes:

YTD - 1 yr	YTD - 2 yr
↓ 8%	↑ 26%

Year-to-date, single-family home permits decreased in quantity when compared to last year at this time, November 2012, and increased when compared with two years ago, November 2011.

New Commercial:

YTD - 1 yr	YTD - 2 yr
↑ 15%	↓ 8%

Year-to-date, new commercial permits experienced an increase in quantity when compared to last year at this time, November 2012, and decreased when compared with two years ago, November 2011.

Total Permits:

YTD - 1 yr	YTD - 2 yr
↓ 20%	↑ 3%

Year-to-date, total permits experienced a decrease in quantity when compared to last year at this time, November 2012, and experienced an increase when compared with two years ago, November 2011.



BUILDING PERMIT TOTALS:

Month of November 2013						Month of November 2012		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	31	31	90,851	66,819	\$5,421,063	18	18	\$5,875,163
Duplex	0	0	0	0	\$0	0	0	\$0
Tri-plex/Four-plex	2	8	8,995	8,715	\$740,000	0	0	\$0
Apartment	1	0	13,810	11,451	\$846,461	1	9	\$650,000
Residential Addition	4	N/A	3,108	4,787	\$202,544	3	N/A	\$46,000
Residential Remodel	6	N/A	N/A	N/A	\$31,437	4	N/A	\$18,800
Residential Garage/Carport Addition	0	N/A	N/A	N/A	\$0	1	N/A	\$705
Residential Demolition	0	N/A	N/A	N/A	\$0	7	N/A	\$33,900
Residential Slab Only-SF	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-DPLX	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-Apt.	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Hotel / Motel / Inn	0	N/A	0	0	\$0	0	N/A	\$0
New Commercial	4	N/A	0	0	\$860,000	4	N/A	\$6,717,886
Commercial Remodel	6	N/A	3,464	3,464	\$876,200	7	N/A	\$956,800
Commercial Addition/Retaining Wall	2	N/A	0	0	\$41,000	2	N/A	\$432,000
Commercial Demolition	3	N/A	N/A	N/A	\$522,500	2	N/A	\$21,900
Commercial Slab Only	1	N/A	0	0	\$52,500	0	N/A	\$0
Swimming Pool	2	N/A	N/A	N/A	\$95,000	5	N/A	\$204,000
Sign	11	N/A	N/A	N/A	\$0	8	N/A	\$0
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Roofing	14	N/A	N/A	N/A	\$346,638	18	N/A	\$72,000
TOTALS	87	39	120,228	95,236	\$10,035,343	80	27	\$15,029,154

January 1, 2013 -November 30, 2013						January 1, 2012 -November 30, 2012		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	488	488	1,304,374	999,435	\$81,049,888	514	514	\$71,890,468
Duplex	5	10	19,651	17,671	\$1,077,777	47	94	\$8,237,951
Tri-plex/Four-plex	2	8	8,995	8,715	\$740,000	1	3	\$285,000
Apartment	10	408	339,330	261,766	\$40,923,427	8	247	\$43,071,650
Residential Addition	41	N/A	30,253	19,398	\$2,441,081	53	N/A	\$1,855,547
Residential Remodel	105	N/A	18,459	17,586	\$1,549,076	90	N/A	\$1,931,314
Residential Garage/Carport Addition	17	N/A	N/A	N/A	\$221,316	17	N/A	\$197,489
Residential Demolition	45	N/A	N/A	N/A	\$103,900	38	N/A	\$1,097,600
Residential Slab Only-SF	3	N/A	N/A	N/A	\$59,500	88	N/A	\$2,636,378
Residential Slab Only-DPLX	0	N/A	N/A	N/A	\$0	37	N/A	\$667,783
Residential Slab Only-3&4	1	N/A	N/A	N/A	\$40,000	0	N/A	\$0
Residential Slab Only-Apt.	0	N/A	N/A	N/A	\$0	4	N/A	\$733,350
Hotel / Motel / Inn	2	N/A	35,435	34,510	\$8,100,000	0	N/A	\$0
New Commercial	61	N/A	525,051	94,557	\$40,025,432	51	N/A	\$49,068,576
Commercial Remodel	90	N/A	241,235	226,336	\$13,030,066	69	N/A	\$15,520,032
Commercial Addition/Retaining Wall	9	N/A	4,950	4,916	\$961,378	13	N/A	\$825,759
Commercial Demolition	19	N/A	N/A	N/A	\$1,490,597	16	N/A	\$853,761
Commercial Slab Only	6	N/A	0	0	\$2,785,013	6	N/A	\$190,056
Swimming Pool	46	N/A	N/A	N/A	\$2,140,330	51	N/A	\$2,130,195
Sign	117	N/A	N/A	N/A	\$0	115	N/A	\$240
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	16	N/A	N/A	N/A	\$106,569	38	N/A	\$649,811
Roofing	128	N/A	N/A	N/A	\$1,235,186	200	N/A	\$1,543,211
TOTALS	1211	914	2,527,733	1,684,890	\$198,080,536	1456	858	\$203,386,171



BUILDING INSPECTIONS:

MONTH	BUILDING	PLUMBING	ELECTRIC	MECHANICAL	LAWN	SIGN	POOL	TOTAL
JANUARY	350	251	167	123	14	11	4	920
FEBRUARY	338	256	204	154	2	8	5	967
MARCH	389	329	164	138	10	7	10	1047
APRIL	588	354	287	282	19	11	10	1551
MAY	561	313	242	238	27	14	6	1401
JUNE	420	335	219	237	6	12	7	1236
JULY	495	368	287	282	6	6	13	1457
AUGUST	377	222	182	205	7	6	11	1010
SEPTEMBER	317	221	131	148	2	14	7	840
OCTOBER	308	216	173	143	13	10	11	874
NOVEMBER	252	171	100	99	4	3	4	633
TOTAL	4395	3036	2156	2049	110	102	88	11936

CODE ENFORCEMENT ACTIVITIES SUMMARY:

MONTH	HEALTH & SANITATION	PROPERTY MAINTENANCE	PUBLIC NUISANCE	FIRE PROTECTION	TRAFFIC CODE	SANITATION	UDO / ZONING	RENTAL REGISTRATION	TOTAL
JANUARY	19	3	3	-	10	287	19	88	429
FEBRUARY	222	11	4	8	16	224	24	52	561
MARCH	63	58	6	0	17	227	16	66	453
APRIL	17	240	5	17	7	247	26	109	668
MAY	20	98	2	14	6	125	26	121	412
JUNE	27	337	5	14	9	214	27	191	824
JULY	17	31	9	0	9	174	18	184	442
AUGUST	26	33	13	6	25	623	30	160	916
SEPTEMBER	16	30	3	2	13	395	32	79	570
OCTOBER	29	247	13	8	22	195	25	103	642
NOVEMBER	7	34	4	4	9	252	15	89	414
TOTAL	463	1122	67	73	143	2963	258	1242	6331

REZONING SCOOP:

PROJECT NO	PROJECT NAME	LOCATION	ACRES	REQUEST	P&Z DATE	STATUS	COUNCIL DATE	STATUS
13-900197	1600 University Dr. E	1600 University Dr. E	4.4	Rez	7-Nov-13	Approved	25-Nov-13	Approved
13-900222	Gateway Sub. Ph. 3	180 Forest Dr.	.8	Rez	21-Nov-13	Approved	12-Dec-13	
13-900246	Great Oaks	3200 Holleman Dr. S	294	Rez	19 Dec-13		9-Jan-14	



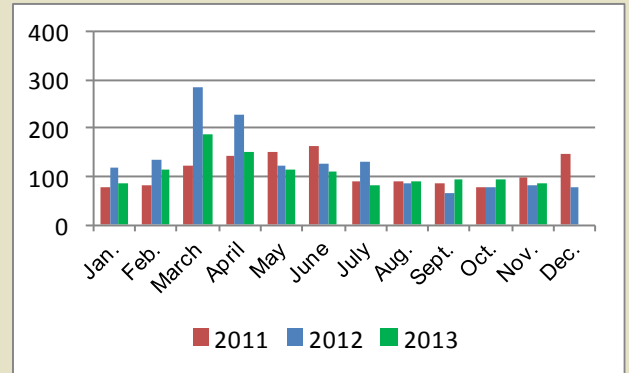


POPULATION: THE NOVEMBER POPULATION ESTIMATE IS 99,889

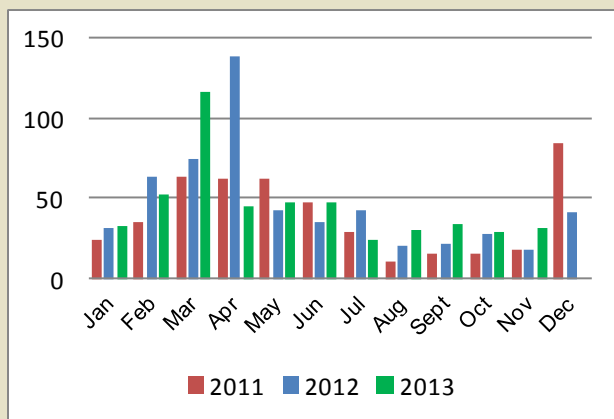
PERMITS BY TYPE
YEAR TO DATE

Type of Permit	Permit	Unit	Amount
Single-Family Home	488	488	\$81,049,888
Duplex	5	10	\$1,077,777
Tri-Plex/Four-plex	2	8	\$740,000
Apartment	10	408	\$40,923,427
New Commercial	61	N/A	\$40,025,432
Commercial Remodel	90	N/A	\$13,030,066

TOTAL PERMITS
3 YEAR—COMPARISON BY MONTH



NEW SINGLE FAMILY PERMITS
3 YEAR—COMPARISON BY MONTH



NEW COMMERCIAL PERMITS
3 YEAR—COMPARISON BY MONTH

